

	FURTHER SUBMISSION IN SUPPORT OF OR OPPOSITION TO A SUBMISSION ON A PLAN CHANGE TO THE CHRISTCHURCH DISTRICT PLAN Clause 8 of Schedule 1, Resource Management Act 1991	Office use only F-Submission No.
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Submissions can be:			
Posted to:	City Planning Team Christchurch City Council PO Box 73012 Christchurch 8154	Delivered to:	Ground floor reception 53 Hereford Street Christchurch Attn: City Planning Team
Emailed to:	PlanChange@ccc.govt.nz		

For Office Use Only Received in Council Office		
----- Date	----- Time	----- Person

** Denotes required information*

This is a further submission on:
Plan Change Number:* PC 23 Whisper Creek

Your name and contact details:	
Full name of person or organisation making further submission:* George and Heather Nimmo	
Address for service:* 153 Turners Road Christchurch 8083	
Email: George.nimmo@xtra.co.nz	Phone:*0279250117

Person of interest declaration*
I am (state whether you are): <input type="checkbox"/> (a) a person representing a relevant aspect of the public interest, or <input checked="" type="checkbox"/> (b) a person who has an interest in the proposal that is greater than the interest the general public has, or <input type="checkbox"/> (c) the local authority for the relevant area.
Explain the grounds for saying you come within category (a) or (b) above: As defined in the RMA we are affected persons as we have property opposite to the proposed subdivision.

Note to person making further submission
<p><i>A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions. A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.</i></p>

I support / oppose (choose one) the submission of:*
<p><i>(Please insert the name and address of the original submitter, and submission number of the original submission. If you are making a further submission on multiple submitters, please use the table form on the last page and make sure it is attached.)</i></p> <p>See attached table form</p>

The particular parts of the submission that I support / oppose (choose one) are:*

(You should clearly indicate which parts of the original submission you support or oppose (state S and D number as shown in the summary of submission), together with the relevant provision of the proposed Plan Change.

See attached table form

The reasons for my support (or opposition) are:* *(Please give precise details)*

See attached table form

I seek that the whole or part of the submission be allowed / disallowed:* *(Please specify the relevant parts)*

See attached table form

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission.*

I wish to / I do not wish to speak at the hearing in support of my further submission.

Joint submissions *(Please tick this box if you agree)*

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this submission, please attached them to this form and indicate this below*

Yes, I have attached extra sheets.

No, I have not attached extra sheets.

Signature of submitter *(or person authorised to sign on behalf of submitter)*

A signature is not required if you make your submission by electronic means.

Signature: George Nimmo; Heather Nimmo

Date: 23/01/2026

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Adviser at 941 8999.

Submitter Name and Address for service*	Submission No.	Decision No.	Support or Oppose*	Reasons for support / opposition* <i>(Please give precise details)</i>	Decision sought (I seek the whole or part of the submission to be allowed / disallowed)* <i>(Please specify the relevant parts)</i>
John J Messerly 123 Turners Road Ouruhia Christchurch 8083	75		Support	We support this submission as it highlights all the relevant areas of concern of the majority of local residents, while highlighting the legislative inconsistencies and inadequacies in the Applicants proposal.	We seek the whole submission to be allowed.
Renee Howson 400 Lower Styx Road Christchurch 8083	23		Support	We support this comprehensive submission which highlights the key issues as to why this proposal should be declined. It has a strong emphasis on the need for a comprehensive traffic design, including a dedicated bridge over the Styx River to Lower Styx Road if it were to proceed in some form.	We seek the whole submission to be allowed.
Gordon Cockerell 174 Spencerville Road Christchurch 8083	64		Support	We support all aspects of this submission, including the concerns expressed by the submitter, regarding the attempt by the developer to rezone their property without their agreement or wide community consultation.	We seek the whole submission to be allowed.
David Matthew Holden Tipple 30 Quaid's Road Marshlands Christchurch 8051	58		Oppose	The submitter, along with 2 others are listed as the landowners of 144, 165 Turners Road and 161 Lower Styx Road, which forms a substantial part of the land required for this proposed subdivision. The reasons given for their support of the proposed subdivision are as follows: Housing needs and choice: Response: The Christchurch City Council has already identified sufficient green field	We oppose this submission.

				<p>development for the next 30 years without this development.</p> <p>The location of the proposed development is not serviced by any public transport, water or sewage networks, and is isolated from other developments closer to the city, resulting in substantial infrastructure costs for the Christchurch City Council if it were to proceed. The land is subject to tsunami inundation, flooding, lateral spread and liquification.</p> <p>The submitter claims that the land is not 'highly productive:</p> <p>Response: The previous long term inter-generational owners ran a successful dairy farm supporting up to 3 families on this farm.</p> <p>Opportunity to facilitate public access:</p> <p>Response: While this proposal has a limited amount of public access to the Styx River it is significantly less than that proposed under the Golf Resort approval. Public access to the Styx River has been reduced by the current owner fencing off much of the boundary between Lower Styx Road and the Styx River, and there appears to be no commitment to change this or develop the balance of the flood plain into an ecological area at the developers cost as per the Golf Course proposal.</p>	

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